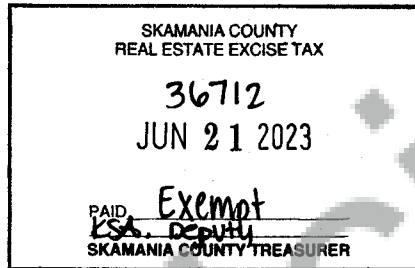




AFTER RECORDING MAIL TO:

Adi Elliott & Sarah Katherine Brown
9043 Kenton Ave.
Skokie IL 60076



QUIT CLAIM DEED BOUNDARY LINE ADJUSTMENT/LOT CONSOLIDATION

STATE OF WASHINGTON

SKAMANIA COUNTY

This Deed of Conveyance (hereinafter referred to as the "Deed") is made and entered into on this 14th day of June, 2023, by and between:

Grantors:

Names: Adi Elliott & Sarah Katherine Brown

Address: 9043 Kenton Ave, Skokie IL, 60076

Property: Lot 3 of REMI Short Plat, recorded in Auditor File Number 2020001197, Skamania County Records (Parcel Number 03073634580000) *LM*

Skamania County Assessor

Grantees:

Name: Adi Elliott & Sarah Katherine Brown

Address: 9043 Kenton Ave, Skokie IL, 60076

Property: Lot 2 of REMI Short Plat, recorded in Auditor File Number 2020001197, Skamania County Records (Parcel Number 03073634580500)

Date 6/21/23 Parcel# 03073634580000
03073634580500

WHEREAS, the Grantor is the legal and rightful owner of the real property described as follows:

Property to be Conveyed (Grantor's Property):

Legal Description: Lot 3 of REMI Short Plat, recorded in Auditor File Number 2020001197, Skamania County Records.

WHEREAS, the Grantor desires to quit claim and convey all right, title, and interest in the aforementioned property to the Grantee;

NOW, THEREFORE, in consideration of the Lot Line Elimination, the receipt and sufficiency of which is hereby acknowledged, the Grantor does hereby grant, convey, and quit claim unto the Grantee all of the Grantor's right, title, and interest in and to the Grantor's Property.

The Grantor warrants and represents to the Grantee that they are the lawful owner of the Grantor's Property, that it is free and clear of all encumbrances, liens, or claims whatsoever, except as otherwise specified in this Deed.


It is expressly understood and agreed that the Grantor makes no warranties, whether express or implied, as to the condition, encumbrances, or marketability of title of the Grantor's Property, and the Grantee accepts the Grantor's Property in its "as-is" condition.

New Legal Description of Combined Lots: Lots 2 and 3 of REMI Short Plat, recorded in Auditor File Number 2020001197, Skamania County Records, hereinafter irrevocably bound as one legal parcel of record.

This Deed shall be binding upon the parties hereto, their heirs, successors, assigns, and personal representatives.

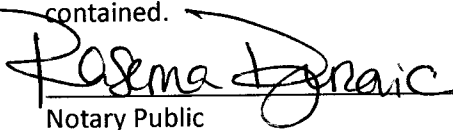
IN WITNESS WHEREOF, the Grantor has executed this Quit Claim Deed Boundary Line Adjustment/Lot Consolidation as of the day and year first above written.

Adi Elliott & Sarah Katherine Brown
[Full Name of Grantors]


[Signature of Grantors]

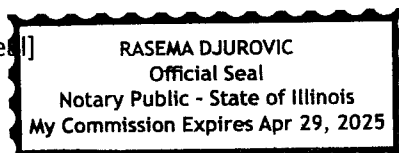
STATE OF Illinois
COUNTY OF COOK

On this 14th day of June, 2023, before me, a Notary Public in and for said county and state, personally appeared Adi Elliott & Sarah Katherine Brown known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.


Notary Public

My Commission Expires: 04.29.2025

[Seal]





City of Stevenson

Official Decision

5-8-2023

**Elliott-Brown
Lot Consolidation
(BLA2023-01)**

The City of Stevenson received a complete proposal for the consolidation of 2 lots within the Remi Short Plat adjacent to Lasher Street. The lots are owned by Adi Elliott and Sarah Katherine Brown, husband and wife (Tax Parcels 03-07-36-3-4-5800-00 and 03-07-36-3-4-5805-00).

The proposal is depicted in detail on a plot plan attached as Exhibit 'B'.

FINDINGS

After reviewing this proposal for compliance with SMC 16.37 and as authorized by SMC 17.38.015, the City of Stevenson Planning Department makes the following Findings-of-Fact:

This Boundary Line Adjustment/Lot Consolidation:

1. Will not result in the creation of any additional lot, tract, parcel, site or division;
2. Will not create any lot, tract, parcel, site or division that does not qualify as a building site pursuant to this title or conform with applicable conditions, covenants and restrictions pertaining to the property;
3. Will not adversely affect access, utilities, easements, drainfields or public safety;
4. Will be in conformance with any applicable building setbacks, fire safety or similar regulations;
5. Will not increase the nonconforming aspects of an existing nonconforming lot or otherwise create any nonconformity with respect to the requirements of this code;
6. Will not be inconsistent with any restrictions or conditions of approval for a recorded plat, short plat, or binding site plan, or conditions of preliminary plat, short plat, or binding site plan approval;
7. Will not create an unreasonably hazardous approach to or from the property for access or egress purposes;
8. Will comply with city regulations and standards for access and will not result in a lot, tract, parcel, site or division without access consistent with city regulations and standards;
9. Will not be contrary to the purpose of RCW 58.17 and this title.
10. Will not require a variance or reasonable use allowance or other exception under the city's zoning code or critical areas code in order to result in a valid building site.

DECISION

Based on these Findings and Conditions, the Planning Department APPROVES this Boundary Line Adjustment (BLA2023-01), and any future division or separation of these lots will be subject to the procedures of RCW 58.17 and SMC 16- Subdivisions, or such other laws governing land division as they may be constituted in the future.

This decision does not become effective until the applicants record with the Skamania County Auditor this Official Decision along with the deed used to further execute this adjustment. The applicant shall then return one electronic and one hard copy of the recorded documents to the City of Stevenson. This decision by the Planning Department may be appealed by following the procedures of SMC 16.40- Grievance and Appeal.

Approved MAY 08 2023

Ben Spurraker
Community Development Director, City of Stevenson

Exhibit "A" Legal Description

NEW LEGAL DESCRIPTION

FOR COMBINED LOTS

Lots 2 and 3 of REMI Short Plat, recorded in Auditor File Number 2020001197, Skamania County Records, hereinafter irrevocably bound as one legal parcel of record.

This boundary line adjustment is exempt
from City and State platting regulations as
provided by RCW 58.17.040(6).


Stevenson Planning Administrator

OLD LEGAL DESCRIPTION FOR UNCOMBINED LOTS

Lot 2 of REMI Short Plat, recorded in Auditor File Number 2020001197, Skamania County Records.

&

Lot 3 of REMI Short Plat, recorded in Auditor File Number 2020001197, Skamania County Records.

Skamania County Assessor


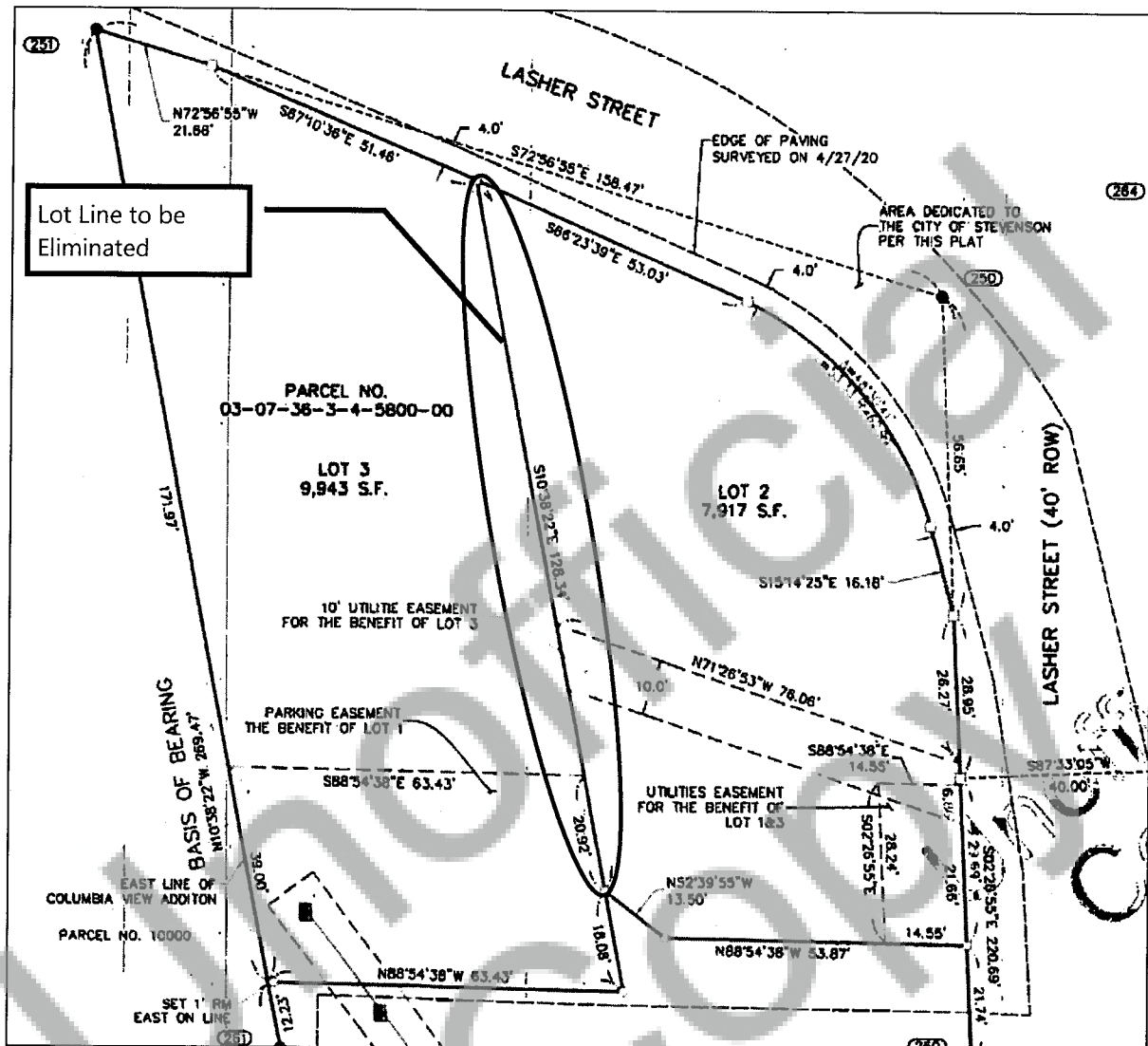
Date 6/21/23 Parcel# 0307363458000
 03073634580500
Combine

Exhibit "B" Plot Plan



Property Owner Acknowledgement:

I/we hereby certify this plot plan to be a true and correct representation of my/our intention to consolidate the lots under my/our sole ownership. Furthermore I/we understand the lots will be irrevocably bound as one parcel of record unless and until a plat dividing the parcel is approved and recorded.

Signature: _____

Date: 4/17/23

4/17/23

Planning Administrator Approval:

This boundary line adjustment is exempt from City and State platting regulations as provided by RCW 58.17.040(6).

Signature: _____

Date: _____

